



CITY OF MORGAN HILL

17555 PEAK AVENUE MORGAN HILL CALIFORNIA 95037

Website Address: [www.morgan-hill.ca.gov](http://www.morgan-hill.ca.gov) / Email: [General@ch.morgan-hill.ca.gov](mailto:General@ch.morgan-hill.ca.gov)

## ARCHITECTURAL REVIEW BOARD MEETING MINUTES

### REGULAR MEETING

SEPTEMBER 20, 2001

**PRESENT:** Kennett, Martin, Pyle, Simon

**ABSENT:** Fruit

**LATE:** None

**STAFF:** Planning Manager (PM) Rowe and Senior Planner (SP) Linder

### REGULAR MEETING

Vice Chair Kennett called the meeting to order at 7:05 p.m.

### DECLARATION OF POSTING OF AGENDA

SP Linder certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

### OPPORTUNITY FOR PUBLIC COMMENT

Vice Chair Kennett opened the public hearing.

There being no one present who wished to speak, the public hearing was closed.

### MINUTES:

September 6, 2001 **BOARD MEMBERS PYLE & MARTIN MOTIONED TO APPROVE THE MINUTES OF THE SEPTEMBER 6, 2001 MEETING. THE MOTION PASSED ON A VOTE OF 3-0-1-1 AS FOLLOWS: AYES: KENNETT, MARTIN, PYLE; NOES: NONE; ABSTAIN: SIMON; ABSENT: FRUIT.**

**NEW BUSINESS:**

1. **SITE REVIEW, SR-01-11: NINA LANE-SHAW:** A request for site, landscape and architectural approval for the construction of five single family residential homes on 2.5 acres, located on the west side of Nina Ln, north of Barrett Ave. and south of San Pedro Ave. in the R1-7000 RPD district (APN 817-06-020)

**MOTION/ACTION: BOARD MEMBERS MARTIN & SIMON MOTIONED TO APPROVE RESOLUTION NO. 01-004 SUBJECT TO THE MODIFICATION OF OTHER CONDITION NUMBER 2 ON PAGE 7 OF THE RESOLUTION TO INCLUDE THE REQUIREMENT FOR ARCHITECTURAL FEATURES TO BE CARRIED OUT ON EACH ELEVATION ON EACH OF THE UNITS.**

**VOTE:           AYES: MARTIN, PYLE, SIMON  
                  NOES: NONE  
                  ABSTAIN: KENNETT  
                  ABSENT: FRUIT**

2. **SITE REVIEW, SR-01-16: MONTEREY-DOM'S CAFÉ:** A request for site, landscape and architectural approval for the construction of an approximate 3,700-sf restaurant/office building on a 14,664-sf site. The proposed building will replace an existing single-story restaurant which was destroyed in a fire, and add a second-story office component. The subject site is located at 17910 Monterey Rd., just north of Wright Ave. (APN 726-25-001)

**MOTION/ACTION: BOARD MEMBER PYLE & MARTIN MOTIONED TO CONTINUE THE APPLICATION TO OCTOBER 18. THE BOARD ASKED THE APPLICANT TO ADDRESS THE FOLLOWING:**

1. Trellis element is weak. The beams and posts are not in proportion. Overall trellis needs more architectural detail.
2. Eliminate the redwood within parking lot, for the health and benefit of the oaks. Also, eliminates the need for the variance.
3. Oak tree at the front of the building will interfere with the Sycamores. Tree canopies will overlap too much. Have landscaper address.
4. The three trees along the south side of the building do not have enough room to grow plus they are under the overhead wires. Have landscaper address.
5. The building elevations need to include the proposed signage.
6. Break up the horizontal lines of the building.
7. Building could be made smaller
8. Provide variation in the height of the building
9. Provide details on the building that go with its architectural style.
10. Connect wing walls back over entry area.
11. Provide details of building and site lighting.
12. Provide more interest to the entry area of the building.
13. Provide more details on the building such as:
  - a. Recess windows
  - b. Bottom of window area needs something
  - c. Trellis with plant material
  - d. Resawn wood material
  - e. Foundation lighting

**VOTE: AYES: KENNETT, MARTIN, PYLE, SIMON**  
**NOES: NONE**  
**ABSTAIN: NONE**  
**ABSENT: FRUIT**

3. **SITE REVIEW, SR-01-19: CONCORD-US TECH CERAMICS:** A request for site, landscape and architectural plan approval for the construction of approximately 38,388 sq. ft. two-story structure (to be used as a warehouse, office, and manufacturing facility), located at 15500 Concord Circle. A mitigated negative declaration is proposed for the project. (APN 817-06-023)

**MOTION/ACTION: BOARD MEMBER PYLE & MARTIN MOTIONED TO CONTINUE THE APPLICATION TO OCTOBER 18. THE BOARD ASKED THE APPLICANT TO ADDRESS THE FOLLOWING:**

1. Building appears unbalanced and “hard”.
2. Introduce some curved/half rounds with the windows.
3. Center the driveway. (Check with Pub. Works to see if it would be too close to corner.)
4. Change the material at the front of the building.
5. Provide a roof element to soften the appearance of the building.
6. Building is not in character with the surrounding buildings.
7. Better quality of material should be better. No corrugated metal.
8. Too much rosemary proposed. Additional shrubs and trees are needed.
9. Redwood trees in a 5 ft. planter will need root barriers.
10. Check location of future or proposed location of monument sign.
11. Generally not happy with the colors of the building.

**VOTE: AYES: KENNETT, MARTIN, PYLE, SIMON**  
**NOES: NONE**  
**ABSTAIN: NONE**  
**ABSENT: FRUIT**

**OTHER BUSINESS:**

4. **DISCUSSION OF DESIGN REVIEW ORDINANCE AND ARCHITECTURAL REVIEW HANDBOOK:** SP LINDER & PM ROWE GAVE UPDATE ON RFP FOR CONSULTANT SELECTION.

**ANNOUNCEMENTS:** NONE

**ADJOURNMENT:** There being no further business, Vice Chair KENNETT adjourned the meeting at 8:48 p.m.

**MINUTES PREPARED BY:**

---

**TERRY LINDER**

G:\City Clerk\MINUTES\ARB\M092001ARB.wpd